

LOUISBURG PLANNING COMMISSION MEETING MINUTES

WEDNESDAY APRIL 25, 2012

ITEM 1. Call to Order

The Planning Commission of the City of Louisburg, Kansas met at 7:00 p.m. in the City Hall Council Chambers with Chairperson Jean Carder presiding.

ATTENDANCE:

Commission Members Doug Busby, Gus Straughen, Nate Apple, Shawn Unthank, Chris Lancaster, Andy Sauber & Rick Phillips
City Administrator Jeff Cantrell
Recording Secretary Cindy Kelley
Visitors Brian Vohs, Casey Vohs & James Long

ITEM 2. Adoption of the Agenda

A motion was made by Nate Apple to adopt the agenda as submitted. Second made by Shawn Unthank. Motion carried 8-0.

ITEM 3. Approval of the Minutes

A motion was made by Andy Sauber to approve the minutes from the October 26, 2011 meeting. Second made by Gus Straughen. Motion carried 7-0-1. Doug Busby abstained.

ITEM 4. PUBLIC COMMENT: Persons who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only.

No action will be taken.

None

PUBLIC HEARING BUSINESS ITEMS:

ITEM 5. 12001-SUP Motor Vehicle Repair Shop 602 North Mulberry Street

Staff stated that no additional information has been submitted since packets were distributed.

Public Hearing Speakers:

Applicant, Brian Vohs, gave a brief review of his business plans for the property and stated he wants to continue to provide the services presently available from the business.

Commission members reviewed the staff recommendations and discussed parking of vehicles in the lot awaiting repair and/or wrecked vehicles. Staff stated storage of vehicles in the outside lot is not a part of this action. The Special Use Permit only pertains to repair work being done inside the building. Other uses related to wrecker service and outdoor vehicle storage would require Industrial Zoning.

James Long, nearby property owner, asked if these owners would continue to have a contract to tow and impound vehicles from accidents in Miami County. Long also expressed concern that the recently resurfaced streets would deteriorate from the heavy traffic.

Commission member Nate Apple asked the applicant if he was aware of the use restrictions associated with the property relating to the wrecker service and vehicle storage. Applicant, Brian Vohs, indicated that he was indeed aware of such limitations. Commissioner Apple suggested that avoiding future complaints has much to do with being a good neighbor.

Cantrell stated that he had previously discussed the zoning limitations with the buyer and seller and that such restrictions were duly acknowledged.

Casey Vohs, co-applicant, stated the building has an inside area that can be used for vehicle storage if outdoor storage becomes an issue.

A motion was made by Doug Busby to approve SUP-12001 subject to the following stipulations:

1. Repair of vehicles to be conducted within the enclosed building.
2. There shall be no outdoor storage of junk or scrap materials.
3. There shall be no noxious or odiferous fumes, gas, smoke, vibration or excessive noise.
4. The motor vehicle repair shop shall not interfere with quiet enjoyment of adjacent property.
5. The special use permit shall be limited to 20 years from date of approval. Placement of any additional fencing, ancillary structures or exterior reconfiguration shall constitute a revised plan, requiring obtainment of a new special use permit and or site plan.

Second made by Nate Apple. Motion carried 8-0.

NON-PUBLIC HEARING BUSINESS ITEMS:

ITEM 6. None.

OLD BUSINESS:

ITEM 9. Any old business the Commission may wish to discuss
None

NEW BUSINESS:

ITEM 10. Any new business the Commission may wish to discuss

Staff reported on City's plans to demolish a structure at 708 South Vine. This structure has been abandoned and uninhabitable for several years

REPORTS:

None

ITEM 11. ADJOURNMENT:

A motion was made by Nate Apple to adjourn the meeting. Second made by Doug Busby. Motion carried 8-0. Meeting adjourned at 7:23 p.m.

Submitted by Cindy Kelley
Recording Secretary